

FICO/LTV ELIGIBILITY MATRIX							
Occupancy	Purpose	Units	Max Loan Amount	FICO	LTV/CLTV	DTI	Reserves
Primary Residence	Purchase & Rate/Term	1-2	\$1,000,000	720	80%	43%	12
			\$2,000,000	720	75%	41%	18
		3-4	\$3,000,000	760	70%		24
			\$3,000,000	760	75%	36	
	Cash-Out	1-2	\$2,000,000	720	70%	43%	18
			\$3,000,000	760	65%	41%	36
Second Home	Purchase & Rate/Term	1	\$1,500,000	740	70%	43%	18
Investment	Purchase & Rate/Term	1	\$1,500,000	760	65%	40%	36

PRODUCT NOTES & REQUIREMENTS	
Occupancy	• Primary Residence • 2nd Home • Investments
Amortization	• 15 Year Fixed • 30 Year Fixed • 5/6, 7/6 and 10/6 SOFR ARMs
Eligible Borrowers	• U.S. Citizens • Permanent Residents
Ineligible Borrowers	• Non Resident Aliens • Non-Permanent Resident Aliens
Property Types	• SFR • PUD • Condo • 2-4 Unit (Primary Residence Only) • Co-Op
Ineligible Property Types	• Non-Warrantable Condo • Manufactured Homes • Co-op (Investments)
Written VOE	• Allowed in lieu of pay stubs and W-2s
Minimum Tradelines	• 4 cumulative tradelines of all borrowers (1 open with 24+ months history and 3 open/closed with 12+ months history)
Depreciating Markets	• 5% Max LTV reduction
Texas State Restrictions	• Texas Cash-Out • Texas Section 50(a)(6) • Texas Section 50(f)(2)
Appraisal Requirements	• 1 Appraisal <= \$2,000,000 • 2 Appraisals > \$2,000,000
Maximum Financed Properties	• Primary = 5 Properties • Second Home / Investment = 4 Properties
Non-Arm's Length Transactions	• Not Allowed
Gift Funds	• <=70% LTV – 5% borrower contribution • >70% LTV – 10% borrower contribution • Investment – Gift funds not allowed

PRODUCT OVERLAYS	
Maximum Loan Amount	\$3,000,000
Minimum Loan Amount	\$1 > Conforming Loan Limit
Standard DTI	43%
Cash-Out Limit – Primary Residence	\$350,000
Cash-Out Limit – Second Home/ Investment	N/A
Non-Occupant Co-Borrower	N/A
Declining Markets	5% LTV Reduction
Mortgage History	0x30x12
Foreclosure	7+ Years
BK, Deed-in-Lieu, Short Sale, Charge-Off	4+ Years
Loan Mod	2+ Years
Reserves (Additional Financed Property)	+2 Months/Property